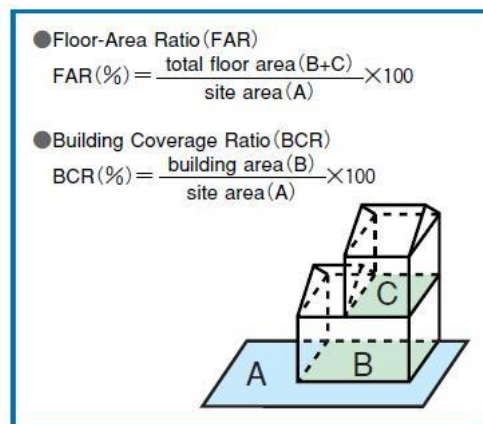




Workshop - Questions & Answers

Q: What is the difference between building Floor Area Ratio and Building Lot Coverage?

A: A floor area ratio (FAR) is the sum of all of the floor space in a home divided by the lot area; lot coverage is only the sum of the floor area that covers the ground or the “bird’s eye view” of the lot (please see graphic below).



Q: What is a sliding scale FAR cap, and how would it work with the existing FAR standards?

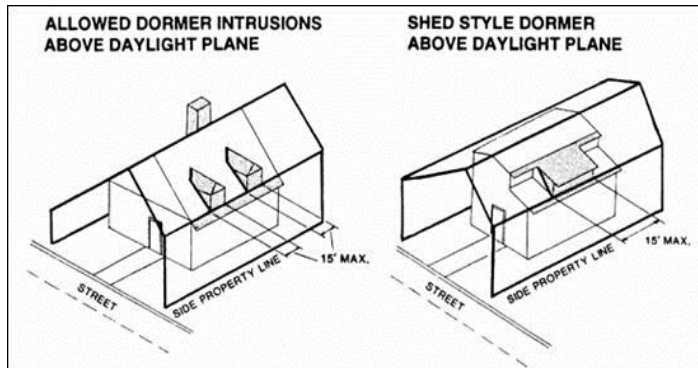
A: The city currently bases FAR on lot size and slope, and caps total floor area at 3,500 sq. ft. or 4,500 sq. ft., depending on the zoning. A sliding scale FAR cap could also be based on lot size, but still maintain the current slope/lot size basis for FAR. A sample of a FAR cap based on lot size is provided in the table below.

Floor Area Cap – Sliding Scale (sample only)	
Lot Size	Floor Area Cap ¹
Up to 10,000 sq. ft.	3,500 sq. ft.
10,001 sq. ft. – 15,000 sq. ft.	4,000 sq. ft.
15,001 sq. ft. – 20,000 sq. ft.	4,500 sq. ft.
Greater than 20,000 sq. ft.	5,000 sq. ft.
¹ Construction up to the floor area cap would be permitted if consistent with the existing lot size and slope requirements of the Zoning Ordinance.	

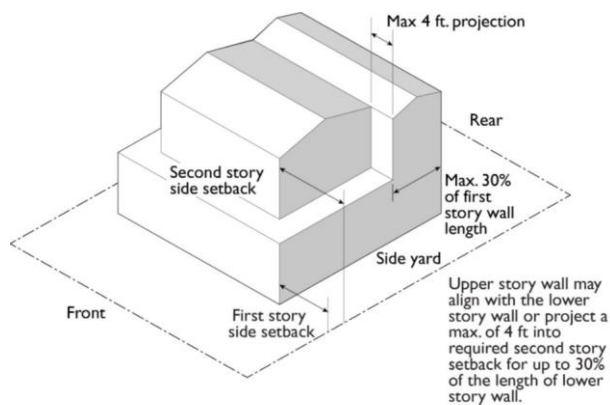
Q: Other than setbacks and height, what types of additional objective standards could the city use to prevent homes from looking too bulky?

A: Additional objective standards that are typically used include daylight plane, second story step-backs and prescribed articulation (please see graphics below).

☉ **Daylight Plane – (3-dimensional Envelope)**



☉ **Second –Story Step-back**



☉ **Prescribed Articulation – to interrupt smooth line of building walls**

